PROJECT CASE STUDY / COUNTY OF SAN DIEGO · BEHAVIOURAL HEALTH FACILITY

East Region Crisis Stabilization Unit

200 S. Magnolia Avenue, El Cajon, California · Owner: County of San Diego
Prime Contractor: Balfour Beatty Construction, LLC



The finished wall — half-inch 3form Koda XT architectural resin in nine-foot heights, carried on 3 × 3 galvanized steel posts with galvanized attachment brackets at 1 ft 7 in on centre. Translucent enough to read as architecture, solid enough to hold a secure perimeter.

$332,436
Executed subcontract, eight-item scope

9 ft
Architectural resin panel wall

0
Spikes, blades or barbed wire on the perimeter

$5,312
Per-day delay exposure carried

Balfour Beatty Construction, LLC · Subcontract 17753000-019, executed 6 December 2024 · Scope 32.30 Fences & Gates · Bonded · Prevailing wage.

OWNER	ARCHITECT	PRIME	SUBCONTRACT
County of San Diego	**Platt / Whitelaw Architects**	**Balfour Beatty Construction**	**$332,436.00 · Dec 2024**

CHANGE ORDERS	SCOPE
+$36,495 net, both executed	**Design-assist through warranty**

SECURITY THAT DOES NOT LOOK LIKE SECURITY

A crisis stabilization unit is where somebody goes on the worst day of their life. The perimeter has to hold — and it has to do it without a single thing on it that could hurt the person it is holding, or look like a prison to the person walking in the door.

That is an unusually hard brief for a fence contractor, and it is exactly why the County and Platt/Whitelaw Architects specified what they specified: a nine-foot **architectural resin panel wall** instead of chain link, and a **non-aggressive anti-climb roller barrier** instead of spikes, razor tape or barbed wire.

In-Line Fence & Railing carried the whole package for Balfour Beatty Construction — eight scope items, from the bollards at the drive gate to the fall-protection anchors on the roof — under subcontract 17753000-019, executed 6 December 2024.

Anybody can build a barrier that stops a person. Very few can build one that stops a person, cannot injure them, and does not tell them what it is.

THE EIGHT-ITEM SCOPE

The executed schedule of values divides the work as follows. It is published here in full because it is the clearest picture of what a single In-Line subcontract actually covers.

SCHEDULE OF VALUES — CONTRACT 17753000-019

- **Architectural resin panels — $134,425.** 3form Koda XT, half-inch, vellum finish both faces, in nine-foot heights on 3 × 3 galvanized steel posts with galvanized attachment brackets at 1 ft 7 in on centre and point-support standoff hardware.
- **Tube steel fence and gates — $53,557.** Ornamental fence, ornamental gates and drive gates, including all hardware for In-Line's own systems.
- **Anti-climb roller barrier system — $46,524.** Single-row non-aggressive roller barrier at the CMU wall and the resin panel fencing, RAL 7016 anthracite grey.
- **Trash enclosure chain link — $39,459.** Raised and reworked to clear the berm.
- **Stair and ramp railings — $20,611.** Steel handrail to ADA and Title 24 clearances.
- **Pipe bollards — $18,799.** Permanent and removable, including the concrete footings.
- **Guardrail — $16,930.**
- **Mobilisation — $2,131.**

$141,933
Materials

$87,240
Shop labour, In-Line's own fabrication

$103,263
Field labour, In-Line's own crews

Two-thirds of that contract is In-Line's own hands — steel cut, welded and galvanized in the Ramona shop, then set in the ground in El Cajon by the same company that built it. No brokered labour. No second-tier installer showing up with someone else's drawings.

WHY IT WAS HARD

The anti-climb system had to be incapable of causing injury

The specified roller barrier is a rotating polycarbonate cup system, originally developed so that patients at a treatment facility could not climb a perimeter without any risk of impalement. It works by denying grip, not by threatening harm. There is nothing on it to catch a hand, a ligature or a sleeve.

In-Line detailed the attachment to the CMU wall itself — a shop drawing showing the barrier bracket, the 3/8-inch expansion bolts top and bottom, the slotted end bracket and the rod locking bolt — submitted 13 March 2025 and returned **No Exceptions Taken** by the architect on 1 April 2025.

A $140,000 specialty material with a three-month lead time, bought on In-Line's own paper

The resin panels are made to order in Salt Lake City, cut to size, drilled for hardware and edge-sanded before they ship. In-Line flagged the schedule risk *in the bid* — single-panel fabrication runs five to six weeks, a full order ten to twelve, and the manufacturer's holiday closures fell right in the middle of the window.

Then In-Line opened a direct account with the manufacturer, executed the material contract in December 2024 and wired the fifty per cent deposit in January 2025 — carrying the procurement, the deposit and the delivery risk on a material the general contractor did not have to touch.

Resin is not steel, and it does not forgive

A galvanized post that gets scuffed on the truck can be repaired in the field with cold galvanizing. A half-inch architectural resin panel cannot. It is cut once, drilled once, and every edge is a finished edge. It is delivered on a forklift with long tines or the warranty is void. In-Line handles it accordingly — the same discipline the shop applies to architectural stainless, which does not forgive either.

Two liquidated-damages clocks, running at once

The subcontract carries **$2,812.36 per calendar day** in County liquidated damages plus **$2,500.00 per day** of contractor extended overhead. Delay on this job costs $5,312.36 a day, and In-Line signed for it.

Potholing and vacuum excavation was In-Line's responsibility

Under the project scope, locating and safely exposing existing utilities before digging fell to the fence package — not to the general contractor. In-Line owns its own hydro-vacuum excavation equipment and performed it in house, which is why this clause was signed rather than negotiated.

WHAT IN-LINE DELIVERED

- **Nine-foot architectural resin panel wall** — shop drawings, fabrication drawings, manufacturer coordination, galvanized structural framing, and installation.
- **Non-aggressive anti-climb roller barrier** at the CMU wall and panel fencing, colour matched to the architecture.
- **Ornamental fence, ornamental gates and drive gates** with all hardware, and a Type X gate from the door schedule.
- **Permanent and removable bollards** with 18 in × 72 in footings and painted steel eye rods at the nine-foot drive gate.
- **Stair and ramp handrail and guardrail** to ADA and Title 24 clearances.

- **Roof fall-protection anchors** per the roof plan.
- **Trash enclosure rebuild by change order** — a custom roof frame with perforated mesh and a custom double gate, $38,111.47, executed.
- **A credit back to the owner** — $1,616.21 returned when the gate-raising scope came out.
- **Eleven submittal packages** through the architect's review, plus operations and maintenance data for both the metal railings and the resin panels.
- **Executed warranty** on the completed installation, approved by the County's construction manager.

SCOPE AT A GLANCE

Architectural resin panel | Non-aggressive anti-climb | Ornamental fence & gates | Galvanized structural framing | ADA handrail & guardrail | Bollards | Roof fall-protection anchors | Hydro-vacuum potholing

8
Scope items in one subcontract

11
Submittal packages through architect review

2
Change orders — one extra, one credit

100%
Fabrication in In-Line's own shop

Bonded through an A-rated surety. Prevailing wage with certified payroll filed electronically to the Department of Industrial Relations. DAS 140 and 142 apprenticeship filings. Skilled and trained workforce reporting under California Public Contract Code.

THE RESULT

A County behavioural health facility in El Cajon with a perimeter that does its job quietly. From the sidewalk it reads as architecture — a warm, translucent panel wall in a vellum finish, ornamental steel, a grey rail line at the top of the CMU. It does not read as containment.

From the inside, it holds. And there is not one edge, point or blade on it that could injure a person in crisis.

The County did not ask for a fence. They asked for dignity that also holds. That is a harder problem, and it is the kind of problem In-Line takes.

WHY HEALTHCARE AND INSTITUTIONAL BUILDERS CALL IN-LINE

- **We take the specialty material risk.** Made-to-order architectural panel with a twelve-week lead time and a fifty per cent deposit? We open the account, execute the contract, wire the deposit and own the delivery date.
- **We know the non-aggressive product families.** Anti-climb that cannot injure, ligature-conscious detailing, tamper-resistant fasteners, no exposed edges — specified for behavioural health, paediatric, custodial and school work.
- **We fabricate what we install.** Structural framing, gates, handrail and guardrail cut, welded and galvanized in our own shop in Ramona and installed by our own crews.
- **We carry the whole 32.30 package.** Fence, gates, bollards, railing, anti-climb, panel systems, roof anchors, footings and the potholing to get there safely — one subcontract, one point of responsibility.
- **We document to institutional standard.** Submittals through architect review, certified payroll, skilled-and-trained-workforce reporting, O&M manuals and an executed warranty.

The County of San Diego, the County of Los Angeles, the U.S. Navy, the Air Force, the Coast Guard, the FAA, Caltrans, SANDAG, MTS, the University of California and a dozen school districts. One standard.

HAVE A PROJECT LIKE THIS?

In-Line Fence & Railing has built fence, railing, and guardrail for Southern California public works, utilities, school districts, and government agencies since 1990.

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